

### BAN TACS OFFICES

#### NEW SOUTH WALES

Sydney 1300 367 688  
[sydney@bantacs.com.au](mailto:sydney@bantacs.com.au)

Budgewoi 02 4390 8512  
[centralcoast@bantacs.com.au](mailto:centralcoast@bantacs.com.au)

Burwood 1300 367 688  
[burwood@bantacs.com.au](mailto:burwood@bantacs.com.au)

Hornsby 1300 241 248  
[hornsby@bantacs.com.au](mailto:hornsby@bantacs.com.au)

#### QUEENSLAND

Stones Corner 1300 911 227  
[brisbane@bantacs.com.au](mailto:brisbane@bantacs.com.au)

Benowa 0435 437 586  
[goldcoast@bantacs.com.au](mailto:goldcoast@bantacs.com.au)

Caboolture 07 5497 6777  
[admin@bantacsningi.com.au](mailto:admin@bantacsningi.com.au)

Mackay & Whitsundays  
07 4951 1848  
[mackay@bantacs.com.au](mailto:mackay@bantacs.com.au)

Ningi 07 5497 6777  
[admin@bantacsningi.com.au](mailto:admin@bantacsningi.com.au)

Toowoomba 07 4638 2022  
[toowoomba@bantacs.com.au](mailto:toowoomba@bantacs.com.au)

#### SOUTH AUSTRALIA

Flinders Park 08 8352 7588  
[adelaide@bantacs.com.au](mailto:adelaide@bantacs.com.au)

#### VICTORIA

Ascot Vale 03 9111 5150  
[melbourne@bantacs.com](mailto:melbourne@bantacs.com)

North Melbourne 1300 123 842  
[northmelbourne@bantacs.com](mailto:northmelbourne@bantacs.com)

#### FIND OUT MORE

<http://bantacs.com.au/aboutus/>

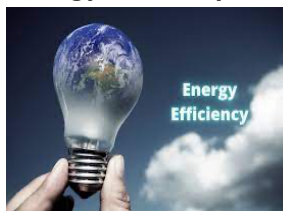
Do you have a Hotmail or Yahoo email address? If so please check your junk emails as emails received from Microsoft 365 have been going into junk for those domains and our offices use Microsoft 365.

I heard an alarming quote from a real estate agent today. Apparently, due to all the new controls over landlords, investors prefer to buy vacant land, build on it and then sell the completed house. This is not an investment strategy, it is a business and will be taxed as a business, no 50% CGT discount and GST payable on the sale proceeds. Data matching means there is no flying under the radar and if you don't get it right from the start it could be too late to use the margin scheme when the ATO, as a matter of course come looking later. Further, there are withholding laws, the ATO will have your tax money before it even settles. Get advice first so you can utilise the margin scheme and calculate whether there is any profit left after the tax.

While we continue to call this newsletter the Newsflash, for old times sake, it has been around since before Facebook, it started in 1992! The truly best way to keep in touch, up to date and the quickest way now to alert clients is through Facebook were we post many items each week. So please also follow us on our 3 Facebook pages:  
<https://www.facebook.com/BANTACSpropertypage>  
<https://www.facebook.com/bantacs/>  
<https://www.facebook.com/profile.php?id=100057250916629>

It is not very often I praise the ATO but I have to give them credit on this one. To avoid people being caught out by scams the ATO have resolved to never send taxpayers a text message with a link in it. There you go, if the text has a link in it, it is a scam, you can just ignore it.

### Energy Efficiency Bonus



If you are in business and buy just about anything electrical to use in that business there is a good chance you will be entitled to a 120% tax deduction for the amount you spend. The catch is you will need to bring these items to your Accountant's attention so please read this blog for more Details on what qualifies.

<https://www.bantacs.com.au/Jblog/the-2024-energy-efficiency-20-bonus-tax-deduction/#more-1682>

**Checklist** Our 2024 checklist to help you prepare for you tax appointment can be found here <https://www.bantacs.com.au/media-library/checklists/>

**Is Your House Exposed to CGT?** Good record keeping can help, even your cleaning materials, while you are living there will reduce your CGT. This spreadsheet can help <https://www.bantacs.com.au/shop-2/protecting-your-home-from-cgt/>

**Got A Tax Question – Askbantacs** <https://taxquestions.com.au/>

Thanks to the very generous Asksbantacers who allowed their question and answer to be published on our notice board.

<https://taxquestions.com.au/cgt-on-sale-of-inherited-unit/>

<https://taxquestions.com.au/cgt-on-home-with-granny-flat/>

<https://taxquestions.com.au/when-a-shareholder-receives-a-return-of-capital-is-that-roc-applied-to-each-individual-parcel-of-shares-they-have-on-hand-when-the-roc-is-paid/>

Disclaimer: Please note that by the time you read this information it may be out of date. The information is presented in summary form and intended only to draw your attention to issues you should further discuss with your accountant. Please do not act on this information without further consultation. We disclaim any responsibility for actions taken on the above without further advice as to your particular circumstances.

'Liability limited by a scheme approved under Professional Standards Legislation'